



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

September 15, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition  
Gaylord Management Unit – Charlevoix County  
The Bear River Tract  
Land Transaction Case #20070267

Purchase: 227.0 acres of forest land with 7,000 feet of river – \$255,000.00

Descriptions: Charlevoix County, Melrose Township, T33N, R05W, the E ½ of the NE ¼ of Section 4, except that portion lying within the railroad right of way AND ALSO; the W ½ of the W ½ of Section 3, EXCEPTING THEREFROM: commencing at the ½ inch rod at the NW corner of said Section 3; thence N 88° 38' 50" E along the North line of said Section 321.92 feet, being the Point of Beginning; thence continuing N 88° 38' 50" E along said Section line 990.00 feet to a ½ inch rod on the West 1/8 line of said Section; thence S 02° 08' 44" E along said 1/8 line 17.82 feet to a point on the Southerly line of River Road as presently laid out and traveled; thence continuing S 02° 08' 44" E along said 1/8 line 642.18 feet to a ½ inch rod; thence S 88° 38' 50" W, parallel with said Section line 990.00 feet to a ½ inch rod; thence N 02° 08' 44" W, parallel with said 1/8 line, 658.78 feet to a point on said road line; thence continuing N 02° 08' 44" W 1.22 feet to the Point of Beginning; being a part of the NW ¼ of the NW ¼ of said Section 3. Including an easement for ingress and egress and public utilities across the Easterly 20 feet of the previously described EXCEPTING THEREFROM parcel.

Sellers: Little Traverse Conservancy (LTC), Harbor Springs, Michigan

Property Taxes: Not applicable due to the property being owned by the LTC, a qualified 501(c)(3) charitable organization.

NATURAL RESOURCES COMMISSION  
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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September 15, 2008

- Authority: Part 21, Subpart 11, of Act 451, Public Acts of 1994, as amended
- Notice: This item will appear on the Department of Natural Resources' (Department) September 29, 2008 Calendar, and is eligible for approval on October 6, 2008.
- Comments: This project involves the acquisition of 227.0 acres of forested riverfront property. Three sides of the property are bordered by State-owned land, which is managed by the Gaylord Management Unit.
- The property is located approximately two miles northeast of Walloon Lake, and eight miles south of the City of Petoskey.
- A 7,000-foot long segment of the Bear River meanders from south to north across the property. Outside of the river course there is an abundance of lowland conifer species, including reproduction-sized cedar, spruce and fir. The few areas that are not wooded are generally comprised of lowland brush. The combination of good timber cover and a meandering river course provide this property with excellent habitat for both game and non-game wildlife species.
- The primary purposes of this acquisition are to protect the natural resource and watershed values; to manage the property as forestland; to retain high quality habitat for native plants and animals; to provide such public access as is compatible with natural resource protection; and to consolidate State Forest lands for efficient management.
- The acquisition will include those mineral rights owned by the LTC.
- This acquisition is a partnership between the LTC, the Department, and the Michigan Natural Resources Trust Fund (MNRTF). The LTC purchased the property in 2004 in cooperation with the Department to assist in the consolidation of the State Forest system. The transaction was originally proposed to be the purchase of a conservation easement, however, the Department has since decided it is more appropriate to acquire fee interest in the land. This change was discussed with the Natural Resources Commission on August 14, 2008, and with the MNRTF Board of Trustees on August 20, 2008.
- Recommendations: (1) That the acquisition be approved, with payment to be made from the MNRTF, Bear River Parcel Project, Act 153, Public Acts of 2006.
- (2) That the property be dedicated as part of the Gaylord Management Unit, with the land to be administered by Forest, Mineral and Fire Management.

September 15, 2008

(3) That the efforts of the LTC in this transaction be recognized with appreciation.

David E. Freed, Chief  
Land and Facilities

Russ Mason, Chief  
Wildlife

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Kelley D. Smith, Chief  
Fisheries

Arminda S. Koch  
Resource Management Deputy

Ronald A. Olson, Chief  
Parks and Recreation

I approve the staff recommendations.

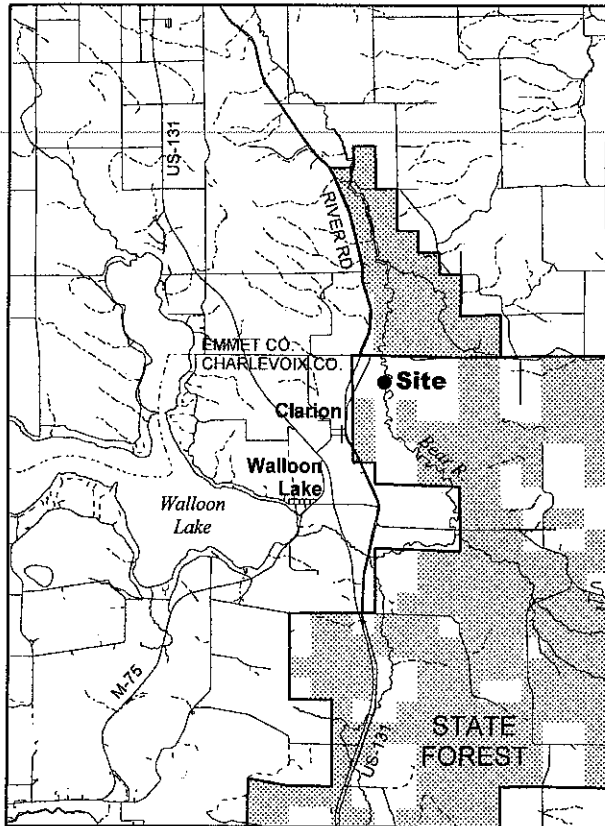
Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

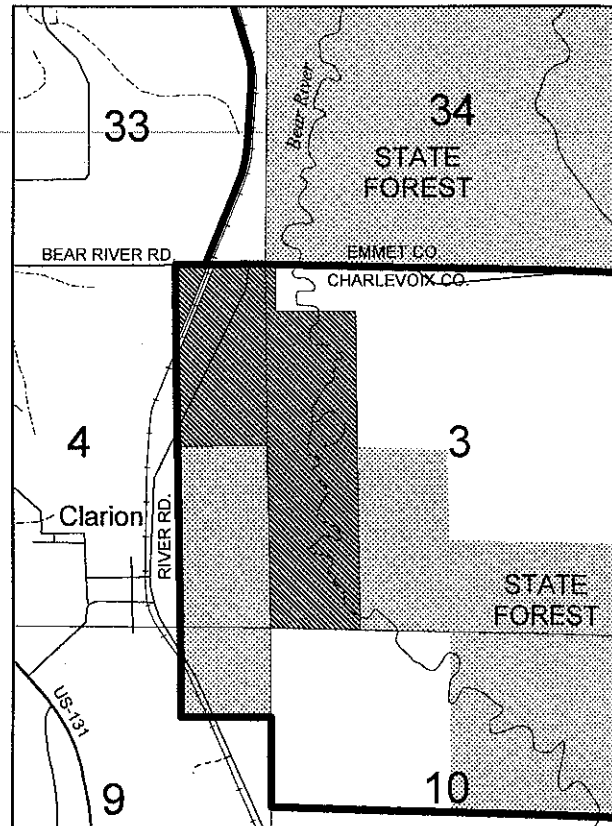
# STATE FOREST LAND ACQUISITION

## Gaylord Management Unit - Charlevoix County

### Land Transaction #20070267

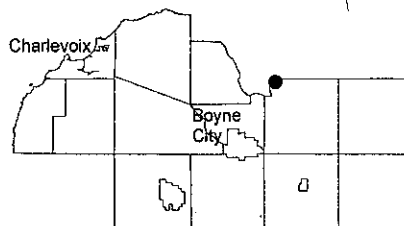


Regional Location



Sections 3 and 4, T33N, R05W  
Melrose Township

- State Forest Boundary
- Land Offered to DNR (227.0 acres - \$255,000.00)
- State Land
- Private Land



CHARLEVOIX COUNTY



DNR-FMFM  
Dnrfile2\RAU\_Projects\  
Commission\_Memos\  
OLAF\20070267  
09-04-08, 8:00 am